

**(DRAFT)**  
**CHADDS FORD TOWNSHIP**

**PLANNING COMMISSION MINUTES**

Wednesday, July 9, 2008

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, July 9, 2008. In attendance were Chairman William Taylor, Vice-Chairman Maurice Todd, Paul Vernon, Gary Whelan and Joe Barakat. Township Engineer, Joe Mastronardo of Pennoni Associates, Inc., was also in attendance.

**CALL TO ORDER**

Mr. Taylor called the meeting to order at 7:35 P.M.

**PUBLIC COMMENT** - None

**MINUTES**

The Planning Commission (Todd/Vernon) motioned and approved the Minutes of the May 14, 2008 meeting. The Planning Commission (Barakat/Vernon) also approved the Minutes of the June 11, 2008 meeting.

**Andrew Johnson Preliminary/Final Subdivision – 1863 South Creek Road**

Mr. Andrew Johnson was represented by James Fritsch of Regester Associates, Inc. Also in attendance was Christine Johnson (no relation) the adjoining property owner. The purpose of this subdivision is to increase Ms. Johnson's lot by conveying .37 acres to allow for a sand mound septic. Currently there are two lots and three folio numbers for this site and it is proposed that it be made into two lots with two folio numbers. Mr. Fritsch submitted a letter with the waivers that are being requested because there is no construction being proposed. Mr. Fritsch commented on the items in Pennoni Associates July 7, 2008 review letter. The Planning Commission (Vernon/Whelan) recommended that the Board of

Supervisors approve this preliminary/final plan subject to satisfaction of all items in Pennoni Associates July 7, 2008 review letter.

### **Rose Tree Development**

Adam J. Brower, of Edward B. Walsh & Associates, Inc., is the applicant's Project Engineer for this 2.6 acre property on the south side of Ridge Road east of Heyburn Road. PennDOT has approved the driveway location on this plan. The Planning Commission (Barakat/Whelan) recommended that the Board of Supervisors approve this plan once it has been revised, resubmitted, and reviewed by our Engineer; contingent upon Sewer Authority approval; and satisfactory review of the Covenants and Restrictions by our Township Solicitor.

Planning Commission Minutes

Page 2

July 9, 2008

### **681 Webb Road – Conditional Use (Weiss)**

Both Chadd W. Ingram, Ingram Engineering Services, Inc., and Donald J. Weiss were in attendance to discuss the Conditional Use Application for this site. Mr. Weiss stated that they have met with PennDOT and PennDOT has agreed not to require removal of the trees discussed at last month's meeting. A majority of the members of the Planning Commission stated that a bed and breakfast appears to be an appropriate use for this property.

### **Calvary Chapel Land Development**

Engineer Christopher C. Yohn, of Momenee and Associates, Inc., representing Calvary Chapel, explained that this plan has been revised to show the phases of this development and has addressed the comments in Pennoni Associates June 11, 2008 review letter. The Planning Commission (Whelan/Vernon) recommended that the Board of Supervisors approve this preliminary plan, including the requested waiver for elimination of curbing at the top of the berm at the rear parking lot (as noted on the plan), and resolution of the fee in lieu of by the Board of Supervisors.

### Hotel site – sketch plan

Mr. Joseph S. Russella, Jr., of D.L. Howell and Associates, presented a sketch plan for his clients, North Star Hotels (Patels), for a 2-story, 90 room hotel on the site next to Verizon's equipment on Rt. 1 south of Harvey Road. This site will require a 30-foot retaining wall. Availability of public water and sewer are unknown. Only continental breakfast, and no restaurant service, will be provided. If the site permits, they would like to have a swimming pool. The Patels own 15-16 hotels including the Comfort Inn on Route 202 in Birmingham Township. Mr. Todd reminded them that even though this property is not in the Historic District, the Township will be very sensitive to the façade of this facility in order to maintain the feel of the Route 1 corridor.

### **ADJOURNMENT**

Upon a motion and second (Whelan/Vernon) meeting was adjourned at 8:50 P.M.

---

Gail G. Force, Secretary